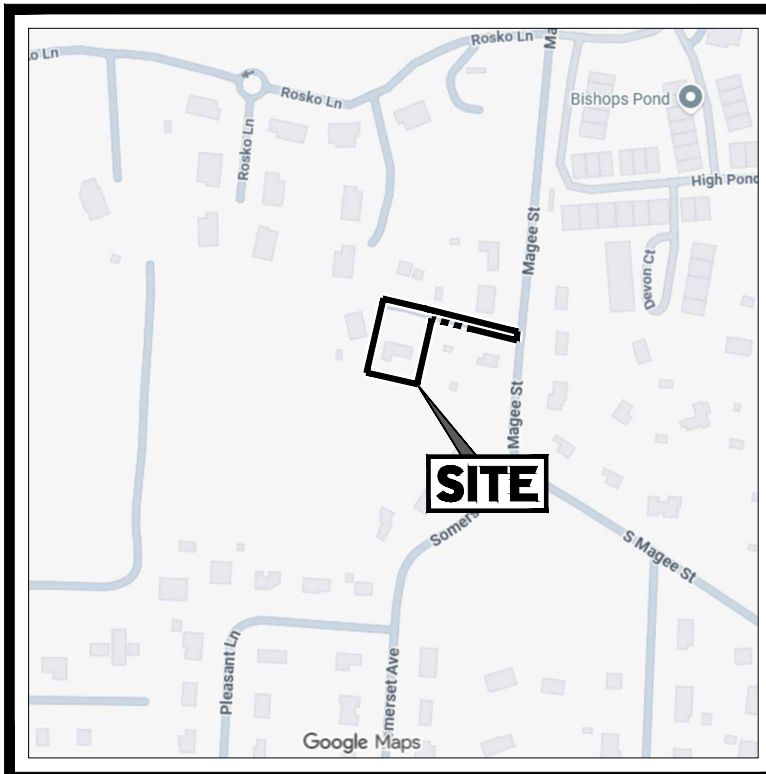
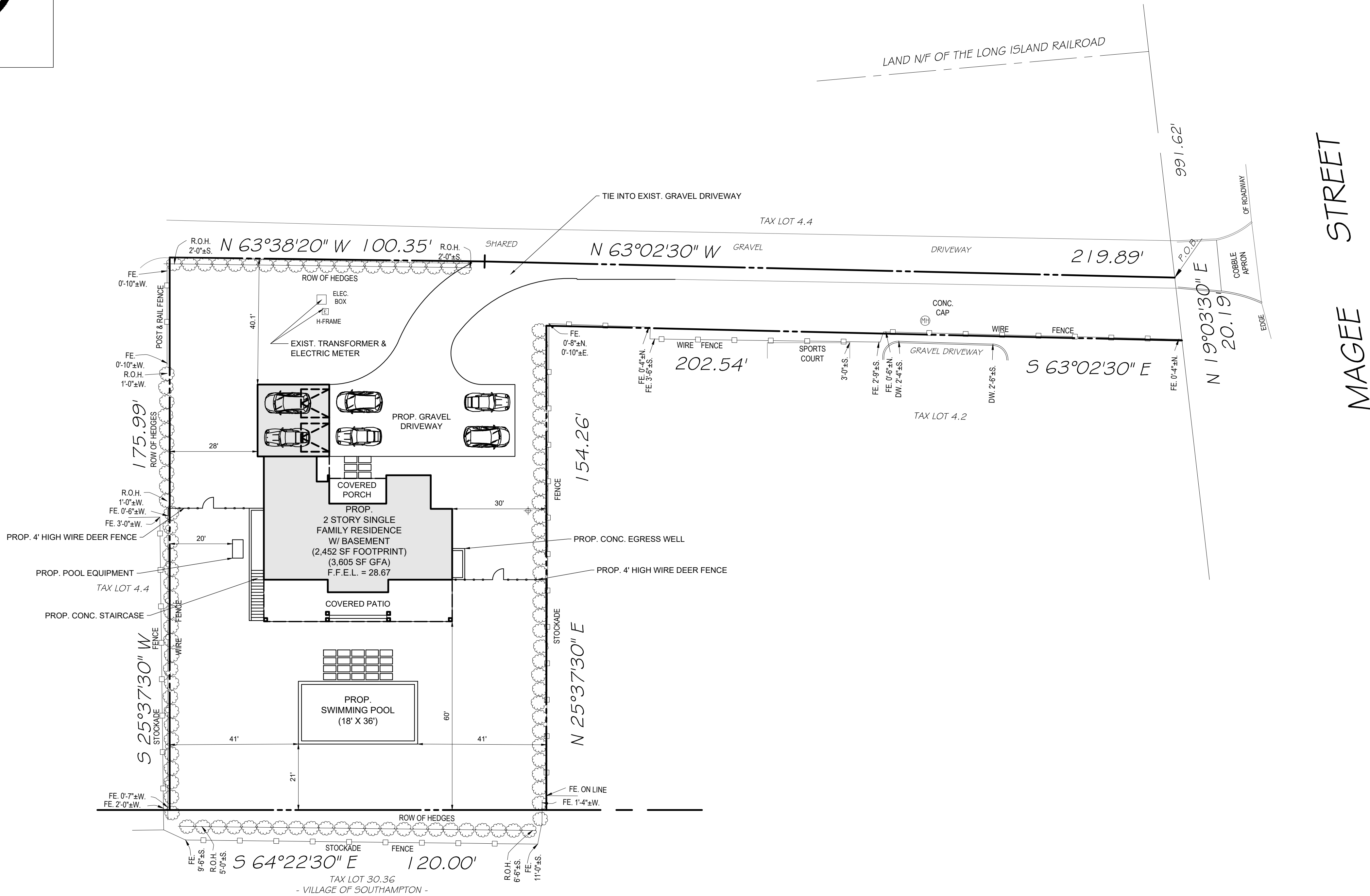
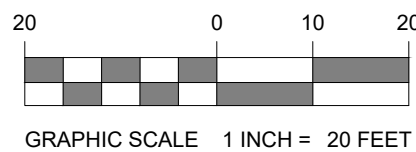
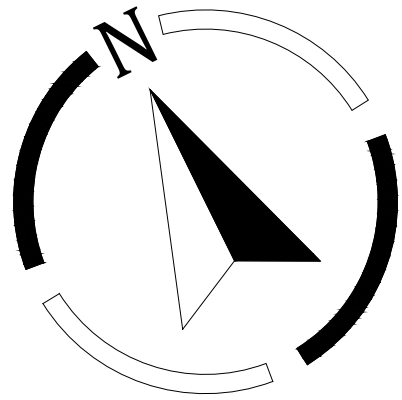
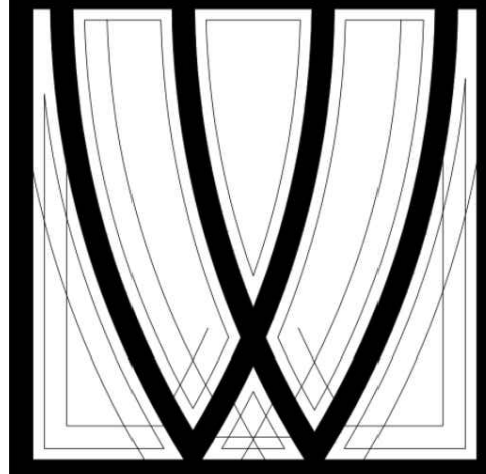




KEY MAP
N.T.S.
Google Image
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ZONING TABLE			
ZONE: R-20 USE: SINGLE FAMILY RESIDENTIAL			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	CHRISTOPHER WAHL - WAHL DESIGN AND BUILD 12 CHURCH STREET KINGS PARK, NY 11754		
PROPERTY OWNER:	111 MAGEE DEVELOPMENT PARTNERS, LLC 347 BROADWAY CARLE PLACE, NY 11514		
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	\$116 ATT 3	2,000 SF	25,054 SF (0.575 AC) (21,118 SF W/O FLAGPOLE)
MIN. LOT WIDTH	\$116 ATT 3	120'	120'
MIN. FRONT YARD	\$116-11.1	40'	40.1'
MIN. SIDE YARD	\$116-11.1	20'	28'
MIN. REAR YARD	\$116-11.1	60'	60'
MAX. BUILDING HEIGHT	\$116-12-F	33'	32.4'
MAX. GROSS FLOOR AREA	\$116-11.3	3,806.8 SF	3,800 SF
MIN. GREENSPACE	\$116-11.1	10,559 SF	14,442 SF
MAX. LOT COVERAGE	\$116-11.2	4,456.52 SF	4,412 SF

SITE PLAN CREATED BASED ON THE SURVEY
PREPARED BY ISLAND WIDE LAND
SURVEYORS PREPARED ON 09/08/2025



**WAHL DESIGN AND
BUILD CORP.**
12 CHURCH STREET
KINGS PARK, NY 11754

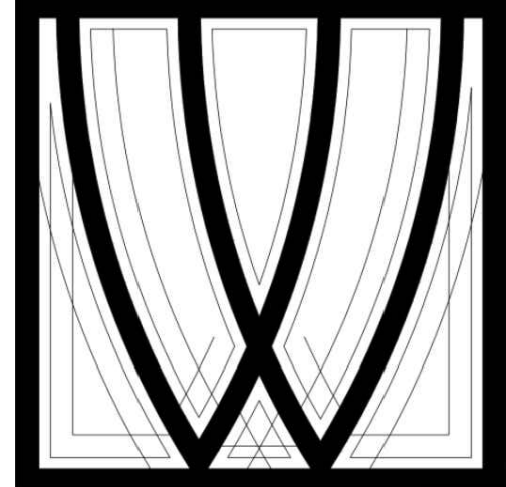
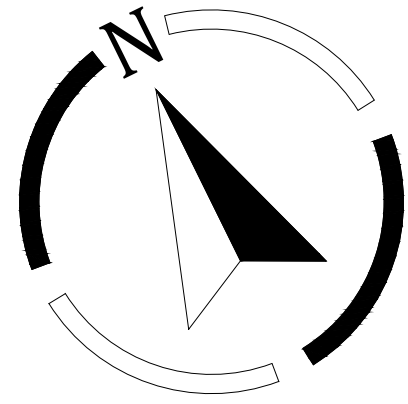
REVISONS:		COMMENT	DRAWN BY
REV	DATE		

NEW RESIDENCE
111 S. MAGEE STREET
SOUTHAMPTON, NY 11968
SUFFOLK COUNTY
VILLAGE OF SOUTHAMPTON
SCTM #: 904 - 1 - 2 - 4.003



SHEET TITLE:
**SITE
PLAN**

SHEET NUMBER:
C-01



WAHL DESIGN AND
BUILD CORP.
12 CHURCH STREET
KINGS PARK, NY 11754

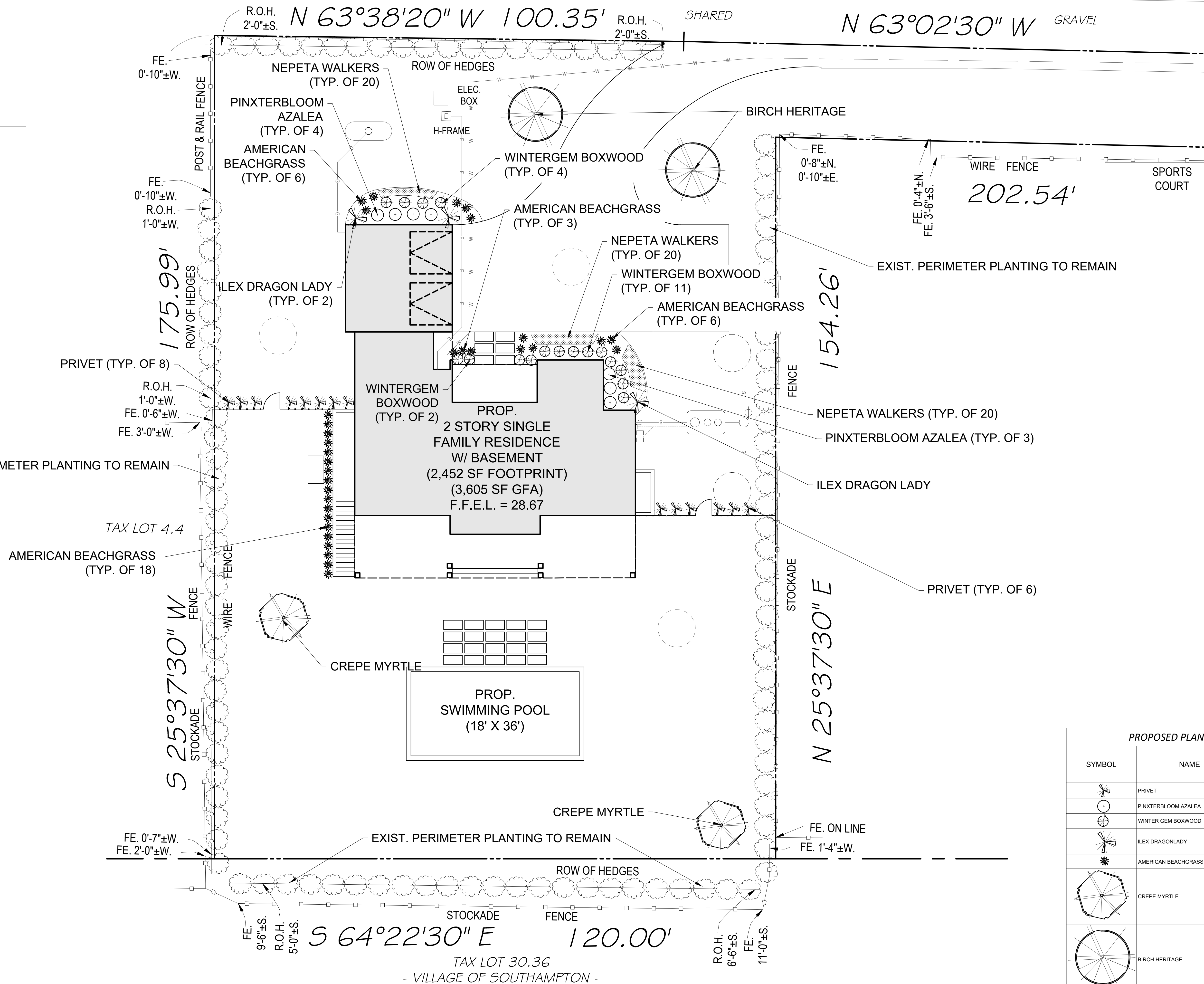
REVISIONS:			
REV	DATE	COMMENT	DRAWN BY

NEW RESIDENCE
111 S. MAGEE STREET
SOUTHAMPTON, NY 11968
SUFFOLK COUNTY
VILLAGE OF SOUTHAMPTON
SCTM #: 904 - 1 - 2 - 4.003



SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
C-05



PROPOSED PLANTING SCHEDULE			
SYMBOL	NAME	QUANTITY	MATURE HEIGHT
	PRIVET	14	5 - 6'
	PINXTERBLOOM AZALEA	7	30-36"
	WINTER GEM BOXWOOD	13	24-30"
	ILEX DRAGONLADY	3	5 - 6'
	AMERICAN BEACHGRASS	33	18-24"
	CREPE MYRTLE	2	10 - 12'
	BIRCH HERITAGE	2	10 - 12'
	NEPETA WALKER	60	18 - 24"

